

By: Giddings

H.B. No. 2840

A BILL TO BE ENTITLED

AN ACT

relating to the urban land bank demonstration program in certain municipalities.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 379C.005, Local Government Code, is amended to read as follows:

Sec. 379C.005. QUALIFIED PARTICIPATING DEVELOPER. To qualify to participate in an urban land bank demonstration program, a developer must:

(1) have built one [~~three~~] or more housing units within the three-year period preceding the submission of a proposal to the land bank seeking to acquire real property from the land bank;

(2) have a development plan approved by the municipality for the land bank property; and

(3) meet any other requirements adopted by the municipality in the urban land bank demonstration plan.

SECTION 2. Section 379C.009, Local Government Code, is amended by amending Subsection (b) and adding Subsections (b-1) and (b-2) to read as follows:

(b) Except as provided by Subsection (b-1), the [~~The~~] land bank must sell a property to a qualified participating developer within the four-year period following the date of acquisition for the purpose of construction of affordable housing for sale or rent

1 to low income households.

2 (b-1) Before the completion of the four-year period
3 described by Subsection (b), the land bank may, subject to Section
4 379C.0106:

5 (1) transfer property that the land bank determines is
6 not appropriate for residential development to the taxing units
7 described by Subsection (b); or

8 (2) sell property described by Subdivision (1) to an
9 entity with the power of eminent domain or to a religious
10 institution.

11 (b-2) If after four years a qualified participating
12 developer has not purchased the property, subject to Section
13 379C.0106 the property may be sold as provided by Subsection
14 (b-1)(2) if the land bank determines that the property is not
15 appropriate for residential development, or otherwise the property
16 shall be transferred from the land bank to the taxing units who were
17 parties to the judgment for disposition as otherwise allowed under
18 the law.

19 SECTION 3. Section 379C.0106(a), Local Government Code, is
20 amended to read as follows:

21 (a) In this section, "eligible adjacent property owner"
22 means a person who:

23 (1) owns property located adjacent to property owned
24 by the land bank; and

25 (2) ~~[has owned the adjacent property and continuously~~
26 ~~occupied that property as a primary residence for the two-year~~
27 ~~period preceding the date of the sale; and~~

1 [~~3~~] satisfies eligibility requirements adopted by
2 the land bank.

3 SECTION 4. This Act takes effect September 1, 2013.